

SAN LUIS OBISPO PLANNING DEPARTMENT HEARINGS
MINUTES OF THE MEETING OF

September 16, 2005

Minutes of the Regular Meeting of the County Planning Department Hearings held in the San Luis Obispo County Planning and Building Department Conference Room, County Government Center, San Luis Obispo, California, at 9:00 a.m.

The meeting is called to order at 9:00 a.m. by Warren Hoag, Hearing Officer.

The following action minutes are listed as they were acted upon by the Hearing Officer of the Planning Department Hearings and as listed on the agenda for the Regular Meeting of September 16, 2005, together with the maps and staff reports attached thereto and incorporated therein by reference.

PUBLIC COMMENT PERIOD

Lauren Luker, architect, present for item #1 - DRC2003-00145 / Bettencourt. States she is present for any questions. Has read and understands the Conditions of Approval. Phil Harris, project manager, present for item #5 - DRC2004-00263 / Shea Homes. States he is for any questions. Briefly describes the project. States he is in agreement with the Conditions of Approval. Joseph Cruz, applicant, present for item #2 - DRC2003-00108. States he is present for any questions. Briefly describes his project plans. States he is in agreement with Conditions of Approval.

CONSENT AGENDA:

None

NON-HEARING ITEMS:

1. This being the time set for hearing to consider a request by **RON AND SHARON BETTENCOURT** for a Minor Use Permit/Coastal Development Permit to allow development of an approximately 6,000 square-foot, two-story residence, including an attached garage, and related grading and site improvements. The project will result in the disturbance of approximately 15,000 square feet of a 17,000 square-foot parcel. The proposed project is within the Residential Suburban land use category and is located at 2680 Vista De Avila, at its intersection with Lupine Canyon Road, within the Heron Crest neighborhood of San Luis Bay Estates, approximately 2,000 feet north of the community of Avila Beach. The site is in the San Luis Bay (Coastal) Planning Area. This project was found to be consistent with the previously certified Final Environmental Impact Report for Tract 2149, pursuant to Public Resources Code Section 21000 et seq. **County File No: DRC2003-00145.** APN: 076-180-004. Supervisorial District: 3. Date Accepted: July 27, 2005. Terry Wahler, Project Manager.

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Hearing Officer: Warren Hoag

Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through G in Exhibit A and subject to Conditions 1 through 18 in Exhibit B. (Document No. 2005-143)

2. This being the time set for hearing to consider a request by **JOSEPH CRUZ** for a Minor Use Permit/Coastal Development Permit to allow an approximately 3,800 square foot, single story barn with a maximum height of 14 feet as measured from average natural grade to be constructed, and to permit an existing approximately 1,452 square foot mobile home with attached garage as farm support for the private horse breeding facility. The project will result in the disturbance of approximately 4,000 square feet of an approximately 10-acre parcel. The proposed project is within

the Agriculture land use category and is located at 2405 Paradise Lane approximately one mile south of the community of Los Osos, on the southwest side of Los Osos Valley Road, in the Estero planning area. This project is exempt under CEQA. **County File No: DRC2003-00108.** APN: 067-171-048. Supervisorial District: 2. Date Accepted: August 4, 2005. Ryan Hostetter, Project Manager.

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Hearing Officer: Warren Hoag

Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through G in Exhibit A and subject to Conditions 1 through 7 in Exhibit B. (Document No. 2005-144)

3. This being the time set for hearing to consider a request by **ROBERT AND KATHY UNGER** for a Minor Use Permit/Coastal Development Permit to allow a remodel and addition of 778 square feet to an existing single-family residence and an approximately 135 square foot swimming pool. The project includes a new den, entryway, bathroom, and deck space. The project will result in the disturbance of approximately 1,050 square feet of a 46,638 square foot parcel. The proposed project is within the Residential Single-Family land use category and is located on 6555 Buckley Road in the community of Cambria, in the North Coast planning area. This project is exempt under CEQA. **County File No: DRC2004-00248.** APN: 013-331-015. Supervisorial District: 2. Date Accepted: July 25, 2005. Ryan Hostetter, Project Manager.

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Hearing Officer: Warren Hoag

Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through J in Exhibit A and subject to Conditions 1 through 12 in Exhibit B. (Document No. 2005-145)

4. This being the time set for hearing to consider a request by **KATHY HOLMES** for a Minor Use Permit/Coastal Development Permit to allow a remodel and addition of approximately 390 square feet to the second story of an existing single-family residence. The project will result in the disturbance of approximately 500 square feet of a 2,800 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 58 Acacia Avenue in the community of Cayucos, in the Estero planning area. This project is exempt under CEQA. **County File No: DRC2004-00170.** APN: 064-425-005. Supervisorial District: 2. Date Accepted: August 10, 2005. Murry Wilson, Project Manager.

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Hearing Officer: Warren Hoag

Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through J in Exhibit A and subject to Conditions 1 through 19 in Exhibit B. (Document No. 2005-146)

5. This being the time set for hearing to consider a request by **SHEA HOMES** for a Minor Use Permit to allow the construction of a 31,000 square foot community building and recreation facility on an eight acre site in the Woodlands Village. The proposed uses within the facility include: a full-service restaurant, small marketplace, arts and crafts studio, mail center, day spa, fitness center, swimming

pool, tennis courts, and various community meeting and entertainment spaces. The full-service restaurant, day spa, marketplace, and portions of the meeting rooms will be available to the general public. The proposed project is within the Recreation land use category and is located on Via Concha across from the future village center approximately 0.6 mile south of Dawn Road in the Woodlands Village, in the South County (Inland) planning area. This project was found to be consistent with the previously certified 1998 Woodlands Final Environmental Impact Report.

County File No: DRC2004-00263. APN: 091-221-001. Supervisorial District: 4. Date Accepted: July 15, 2005. Jay Johnson, Project Manager.

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Hearing Officer: Warren Hoag

Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through F in Exhibit A and subject to Conditions 1 through 20 in Exhibit B. (Document No. 2005-147)

6. This being the time set for hearing to consider a request by **WILD ROSE VINEYARDS** for a Minor Use Permit to allow the construction of two farm support quarters approximately 1,200 square feet each. The project will result in the disturbance of approximately 20,000 square feet of a 100-acre parcel. The proposed project is within the Agriculture land use category and is located on the North and South sides of Magdalena Drive approximately three quarters of a mile east of River Road, approximately 1,000 feet east of the community of San Miguel, in the Salinas River planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the project pursuant to Public Resources Code Section 21000 et seq. Mitigation measures are proposed to address biological issues. **County File No: DRC2004-00222.** APN: 027-231-023. Supervisorial District: 1. Date Accepted: June 8, 2005. Karen Nall, Project Manager.

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Hearing Officer: Warren Hoag

Thereafter, on Motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through F in Exhibit A and subject to Conditions 1 through 18 in Exhibit B. (Document No. 2005-148)

HEARING ITEMS:

7. This being the time set for hearing to consider a request by **DONALD B. HAYES** for a Lot Line Adjustment to adjust the lot lines between two parcels of 10.50 and 25.55 acres each. The adjustment will result in two parcels of 23.50 and 12.55 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Agricultural land use category and is located near 6420 Strawridge Road, approximately 6 miles east of the city of Atascadero, in the El Pomar/Estrella planning area. This project is exempt under CEQA. **County File No: SUB2004-00404/COAL 05-020.** APN's: Portions of 043-041-008, -009. Supervisorial District: 5. Date Accepted: August 4, 2005. Holly Phipps, Project Manager.

MINUTES

Hearing Officer: Warren Hoag

Others: Don Hayes, applicant.

Holly Phipps, staff, presents project. States there are no changes in the staff report. Staff recommends approval of this Lot Line Adjustment.

Donald Hayes, owner, has no problems with the staff report.

Hearing Officer discusses the topography conditions. States the Conditions of Approval are routine. Explains the steps necessary to finalize the process.

Thereafter, on motion of the hearing officer, the Lot Line Adjustment is approved, based on Findings A through D in Exhibit A and subject to Conditions 1 through 11 in Exhibit B. (Document No. 2005-149)

8. This being the time set for hearing to consider a request by **STEVE WAYMIRE/LEONARD PUMA** for a Lot Line Adjustment to adjust the lot lines between two parcels of 1.25 and 2.5 acres each. The adjustment will result in two parcels of 2.056 and 1.694 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Suburban land use category and is located on the south side of Heritage Lane, approximately 500 feet east of Noyes Road, approximately one mile north of the City of Arroyo Grande, in the San Luis Bay (Inland) planning area. This project is exempt under CEQA. County File No: **SUB2004-00305/COAL05-0119**. APN(s): 044-251-048 and -059. Supervisorial District 4. Date Accepted: July 13, 2005. Stephanie Fuhs, Project Manager.

MINUTES

Hearing Officer: Warren Hoag

Others: Steve Waymire, applicant.

Stephanie Fuhs, staff, states there are no changes to the staff report. Received a will serve letter to connect the project to the community water system.

Steve Waymire, applicant, is present for any questions. States he understands the Conditions of Approval. Asks about Condition #4 - recordation of the map. Hearing officer advises Mr. Waymire he should probably apply for a Certificate of Compliance vs. a parcel map for this particular project. Mr. Waymire addresses Condition #6 and asks about procedure for approval of the deed of trust. Questions whether the land surveyor performs this function. Hearing officer advises this would be the responsibility of Mr. Waymire.

Stephanie Fuhs, staff, explains to applicant where to obtain application for Certificate of Compliance.

There is discussion of the deed of trust and who would sign the new one(s).

Thereafter, on motion of the hearing officer, the Lot Line Adjustment is approved based on Findings A through D in Exhibit A and subject to Conditions 1 through 11 in Exhibit B. (Document No. 2005-150)

There being no further business to discuss, the hearing is adjourned.

Respectfully submitted,
Mary Velarde, Secretary
Planning Department Hearings